

\$169,900 - 125 3315 James Mowatt Trail, Edmonton

MLS® #E4460386

\$169,900

2 Bedroom, 1.00 Bathroom, 678 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Attention First-Time Buyers & Investors!
Move-in ready 2 bed, 1 bath condo with in-suite laundry and underground parking in the desirable SW community of Allard. Located in Heritage Valley Station, a well-managed building with low condo fees, this open-concept unit features granite countertops, stainless steel appliances, and a spacious living area with access to your private patio. Enjoy the convenience of being within walking distance to Shopping, Restaurants, Grocery Stores, schools and public transit. Commuters will love the easy access to Hwy 2, Anthony Henday, South Edmonton Common, and the airport. Perfect for those seeking affordable homeownership or a great investment opportunity in a growing neighbourhood.

Built in 2016

Essential Information

MLS® #	E4460386
Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	678
Acres	0.00
Year Built	2016



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	125 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Parking-Visitor, Patio, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Parkade, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	46

Zoning	Zone 55
Condo Fee	\$335

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